

010.A

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

906,900 / 906,900

USE VALUE:

906,900 / 906,900

ASSESSED:

906,900 / 906,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #: 10

Owner 1: O'DONOVAN FRANCIS T &

Owner 2: SLESNICK CATHERINE L

Owner 3:

Street 1: 10 WHITTEMORE STREET #10

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HINES THOMAS C -

Owner 2: -

Street 1: 10 WHITTEMORE STREET #10

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 3200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7129																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	906,900			906,900		
							199189
							GIS Ref
							GIS Ref
							Insp Date
							07/23/18

PREVIOUS ASSESSMENT								Parcel ID	010.A-0002-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	892,600	0	.	.	892,600	892,600	Year End Roll	12/18/2019
2019	102	FV	784,000	0	.	.	784,000	784,000	Year End Roll	1/3/2019
2018	102	FV	690,800	0	.	.	690,800	690,800	Year End Roll	12/20/2017
2017	102	FV	627,800	0	.	.	627,800	627,800	Year End Roll	1/3/2017
2016	102	FV	587,200	0	.	.	587,200	587,200	Year End	1/4/2016
2015	102	FV	540,800	0	.	.	540,800	540,800	Year End Roll	12/11/2014
2014	102	FV	515,100	0	.	.	515,100	515,100	Year End Roll	12/16/2013
2013	102	FV	515,100	0	.	.	515,100	515,100		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINES THOMAS C,	58991-298		4/30/2012		555,000	No	No		
POWER WILLIAM	28011-80		12/23/1997		225,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/6/2018	384	Porch	5,000	C					7/23/2018	Measured	DGM	D Mann					
5/2/2012	558	Redo Bat	11,585	C					7/30/2012	MLS	EMK	Ellen K					
1/5/2011	9	New Wind	15,328					REPL 12 WINDOWS	6/21/2012	Info Fm Prmt	BR	B Rossignol					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

2021



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			CONDO CONVERSION 1997, Building Number 1.															
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid				Desc: Line 1				# Units: 1							
Color: YELLOW				A Kits:	Rating:																		
View / Desir:				Fpl: 1	Rating: Average																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOR INFORMATION																			
Year Blt: 1900	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G13		Fact: .		Floor: 1 - 1st Floor																			
Const Mod:				% Own: 50.000000000																			
Lump Sum Adj:				Name: 169 - 7129																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	10	5	3												
Sec Int Wall:		%		Economic:		Additions:																	
Partition: T - Typical				Special:		Kitchen:																	
Prim Floors: 3 - Hardwood				Override:		Baths:																	
Sec Floors:		%		Total:	18.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				Totals											
Subfloor:				Basic \$ / SQ: 295.00		Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar:				Size Adj.: 0.97812498																			
Electric: 3 - Typical				Const Adj.: 1.01989794																			
Insulation: 2 - Typical				Adj \$ / SQ: 294.288																			
Int vs Ext: S				Other Features: 71122																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 1114129																			
% Com Wall		% Sprinkled:		Depreciation: 207228																			
				Depreciated Total: 906901																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 010.A-0002-0014.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											